

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: MCGREGOR
Local Government Number: 22G192

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MCGREGOR COMBINED URBAN RENEWAL	22037	6

TIF Debt Outstanding: 942,562

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	145,436	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	255,206
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	255,206

Rebate Expenditures:	21,802
Non-Rebate Expenditures:	242,719
Returned to County Treasurer:	0
Total Expenditures:	264,521

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	136,121	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 541,920

Urban Renewal Area Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL
 UR Area Number: 22037

UR Area Creation Date: 11/2014

UR Area Purpose: To create a strong economy, jobs and strengthen the tax base. To stimulate investment in residential, industrial and commercial expansion. Develop a sound economic base for future growth and expansion. Promote economic development, combat blight.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MCGREGOR CITY/MFL-MARMAC SCH/RIDGEWOOD WEST TIF INCREM	22109	22098	4,468,827
MCGREGOR CITY/MFL-MARMAC SCH/DOWNTOWN TIF INCREM	22124	22125	1,633,145
MCGREGOR CITY/MFL-MARMAC SCH/TURNER PARK TIF INCREM	22150	22151	34,487
MCGREGOR CITY/MFL-MARMAC SCH/OLD MAN RIVER TIF INCREM	22174	22175	410,689
MCGREGOR CITY/MFL-MARMAC SCH/HEALTH CARE OF IA AL REBATE TIF INCREM	22178	22179	667,770
MCGREGOR CITY/MFL-MARMAC SCH/GEHRMANN REBATE TIF INCREM	22180	22181	226,260

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,911,435	6,562,382	0	0	-14,816	15,459,001	0	15,459,001
Taxable	0	4,966,657	5,906,146	0	0	-14,816	10,857,987	0	10,857,987
Homestead Credits									38

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **145,436** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 255,206
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 255,206

Rebate Expenditures: 21,802
 Non-Rebate Expenditures: 242,719
 Returned to County Treasurer: 0
Total Expenditures: 264,521

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **136,121** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For MCGREGOR COMBINED URBAN RENEWAL

Ohmer Ridge Sub-Division

Description:	infrastructure development for residential sub-division
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Riverfront Improvements

Description:	Riverfront bank stabilization, park improvement, pier Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Main Street Beautification

Description:	Street, storm sewer sanitary sewer improvement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Old Man River Rebate Agreement

Description:	Old Man River Brewery
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Health Care of Iowa Rebate Agreement

Description:	Rebate Agreement Health Care of Iowa
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Gehrman Construction Rebate Agreement

Description:	Rebate Agreement Gehrman Construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2nd Street Improvements

Description:	Sewer/storm sewer/ street construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No

Payments Complete:	No
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Blighted Property REstoration

Description:	Sullivan Opera House Rehabilitation
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

2012 IFA 1st Time Homebuyer

Description:	2012 IFA 1st Time Homebuyer
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

2nd Street Water Improvements

Description:	2nd Street Water Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

LMI Sidewalk Replacement

Description:	LMI Sidewalk replacement
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

2015-2016 Turner Park Improvements

Description:	Turner Park trail, sidewlks, picnic area, concession stand, playground, splashpad, field improvements
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

1st and B Street Improvements

Description:	street, curb/gutter, storm sewer, sewer, water, finish work
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Main Street Corridor and Lift Station Rehab Project

Description:	sewer mains, manholes on main street, and main lift station rehab
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Buell Ave. Storm Sewer

Description:	Buell Ave, storm sewer improvements to alleviate flooding
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

1st St. Parking Lot Project

Description:	1st ST. parking lot improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Signage Improvement Project

Description:	Wayfinding and municipal signage
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2016 CDBG Owner OCcupied Housing REhabilitation Project

Description:	2016 CDBG Owner Occupied Housing Rehab LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Economic Development Support Project

Description:	Economic Development director Main Street Application and program
Classification:	Main Street Iowa Program-Iowa Economic Development Authority
Physically Complete:	No
Payments Complete:	No

2015-2017 Housing Support Project

Description:	2015-2017 NEIRHTF contribution for LMI housing improvements
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

2014-2017 UR Administration

Description:	Admin and professional support for UR projects
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MCGREGOR COMBINED URBAN RENEWAL

GO 13A - 5/1/13

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	502,496
Interest:	26,611
Total:	529,107
Annual Appropriation?:	No
Date Incurred:	05/06/2013
FY of Last Payment:	2023

GO 2012 Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	26,000
Interest:	980
Total:	26,980
Annual Appropriation?:	No
Date Incurred:	06/26/2012
FY of Last Payment:	2016

Health Care of Iowa Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	16,475
Interest:	0
Total:	16,475
Annual Appropriation?:	Yes
Date Incurred:	05/15/2006
FY of Last Payment:	2017

Old Man River Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	158,950
Interest:	0
Total:	158,950
Annual Appropriation?:	Yes
Date Incurred:	10/15/2007
FY of Last Payment:	2024

Gehrman Rebate - Coffee Roasters

Debt/Obligation Type:	Rebates
Principal:	61,811
Interest:	0
Total:	61,811
Annual Appropriation?:	Yes
Date Incurred:	04/28/2007
FY of Last Payment:	2019

Lift Station Rehab

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/19/2014
FY of Last Payment:	2015

GO 2015

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2015
FY of Last Payment:	2018

1st Time Homebuyer

Debt/Obligation Type:	Internal Loans
Principal:	2,000
Interest:	0
Total:	2,000
Annual Appropriation?:	No
Date Incurred:	10/21/2015
FY of Last Payment:	2016

15-16 NEIRHTF

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/21/2015
FY of Last Payment:	2016

14&15 UR Admin

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/21/2015
FY of Last Payment:	2016

16 UR Admin

Debt/Obligation Type:	Internal Loans
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Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/04/2015
FY of Last Payment:	2016

Main st corridor sewer rehab

Debt/Obligation Type:	Internal Loans
Principal:	33,672
Interest:	0
Total:	33,672
Annual Appropriation?:	No
Date Incurred:	11/04/2015
FY of Last Payment:	2016

Turner Park Improvements

Debt/Obligation Type:	Internal Loans
Principal:	113,567
Interest:	0
Total:	113,567
Annual Appropriation?:	No
Date Incurred:	10/21/2015
FY of Last Payment:	2018

Non-Rebates For MCGREGOR COMBINED URBAN RENEWAL

TIF Expenditure Amount:	26,980
Tied To Debt:	GO 2012 Refunding
Tied To Project:	Main Street Beautification
TIF Expenditure Amount:	120,067
Tied To Debt:	GO 13A - 5/1/13
Tied To Project:	Ohmer Ridge Sub-Division
TIF Expenditure Amount:	33,672
Tied To Debt:	Main st corridor sewer rehab
Tied To Project:	Main Street Corridor and Lift Station Rehab Project
TIF Expenditure Amount:	25,000
Tied To Debt:	GO 2015
Tied To Project:	1st and B Street Improvements
TIF Expenditure Amount:	20,000
Tied To Debt:	14&15 UR Admin
Tied To Project:	2014-2017 UR Administration
TIF Expenditure Amount:	10,000
Tied To Debt:	16 UR Admin
Tied To Project:	2014-2017 UR Administration
TIF Expenditure Amount:	5,000
Tied To Debt:	15-16 NEIRHTF
Tied To Project:	2015-2017 Housing Support Project
TIF Expenditure Amount:	2,000
Tied To Debt:	1st Time Homebuyer
Tied To Project:	2012 IFA 1st Time Homebuyer

Rebates For MCGREGOR COMBINED URBAN RENEWAL

Health Care of Iowa

TIF Expenditure Amount:	13,701
Rebate Paid To:	Health Care of Iowa
Tied To Debt:	Health Care of Iowa Rebate Agreement
Tied To Project:	Health Care of Iowa Rebate Agreement
Projected Final FY of Rebate:	2017

Gehrman Construction

TIF Expenditure Amount:	3,191
Rebate Paid To:	Gehrman Construction
Tied To Debt:	Gehrman Rebate - Coffee Roasters
Tied To Project:	Gehrman Construction Rebate Agreement
Projected Final FY of Rebate:	2019

Old Man River

TIF Expenditure Amount:	4,910
Rebate Paid To:	Old Man River
Tied To Debt:	Old Man River Rebate Agreement
Tied To Project:	Old Man River Rebate Agreement
Projected Final FY of Rebate:	2024

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/RIDGEWOOD WEST TIF INCREM
 TIF Taxing District Inc. Number: 22098

TIF Taxing District Base Year:	1988		UR Designation
FY TIF Revenue First Received:	1998	Slum	04/1989
Subject to a Statutory end date?	No	Blighted	04/1989
		Economic Development	04/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,041,462	0	0	0	-12,964	8,028,498	0	8,028,498
Taxable	0	4,481,791	0	0	0	-12,964	4,468,827	0	4,468,827
Homestead Credits									32

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	74,259	4,468,827	4,468,827	0	0

FY 2016 TIF Revenue Received: 152,825

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/DOWNTOWN TIF INCREM
 TIF Taxing District Inc. Number: 22125

TIF Taxing District Base Year:	2000		UR Designation
FY TIF Revenue First Received:	2002	Slum	03/2000
Subject to a Statutory end date?	Yes	Blighted	03/2000
Fiscal year this TIF Taxing District statutorily ends:	2022	Economic Development	03/2000

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	408,205	4,530,008	0	0	0	4,938,213	0	4,938,213
Taxable	0	227,507	4,077,009	0	0	0	4,304,516	0	4,304,516
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,305,068	1,633,145	1,633,145	0	0

FY 2016 TIF Revenue Received: 56,145

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/TURNER PARK TIF INCREM
 TIF Taxing District Inc. Number: 22151
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	263,572	24,723	0	0	-1,852	286,443	0	286,443
Taxable	0	146,897	22,250	0	0	-1,852	167,295	0	167,295
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	253,808	34,487	34,487	0	0

FY 2016 TIF Revenue Received: 1,619

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/OLD MAN RIVER TIF INCREM
 TIF Taxing District Inc. Number: 22175
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	489,292	0	0	0	489,292	0	489,292
Taxable	0	0	440,363	0	0	0	440,363	0	440,363
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	78,603	410,689	410,689	0	0

FY 2016 TIF Revenue Received: 14,044

TIF Taxing District Data Collection

Local Government Name:	MCGREGOR (22G192)
Urban Renewal Area:	MCGREGOR COMBINED URBAN RENEWAL (22037)
TIF Taxing District Name:	MCGREGOR CITY/MFL-MARMAC SCH/HEALTH CARE OF IA AL REBATE TIF INCREM
TIF Taxing District Inc. Number:	22179
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,389,695	0	0	0	1,389,695	0	1,389,695
Taxable	0	0	1,250,726	0	0	0	1,250,726	0	1,250,726
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	721,925	667,770	667,770	0	0

FY 2016 TIF Revenue Received: 22,836

TIF Taxing District Data Collection

Local Government Name:	MCGREGOR (22G192)
Urban Renewal Area:	MCGREGOR COMBINED URBAN RENEWAL (22037)
TIF Taxing District Name:	MCGREGOR CITY/MFL-MARMAC SCH/GEHRMANN REBATE TIF INCREM
TIF Taxing District Inc. Number:	22181
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	198,196	128,664	0	0	0	326,860	0	326,860
Taxable	0	110,462	115,798	0	0	0	226,260	0	226,260
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	21,457	226,260	226,260	0	0

FY 2016 TIF Revenue Received: 7,737